



Sylvan Court Haling Park Road, South Croydon CR2 6NJ

welcome to

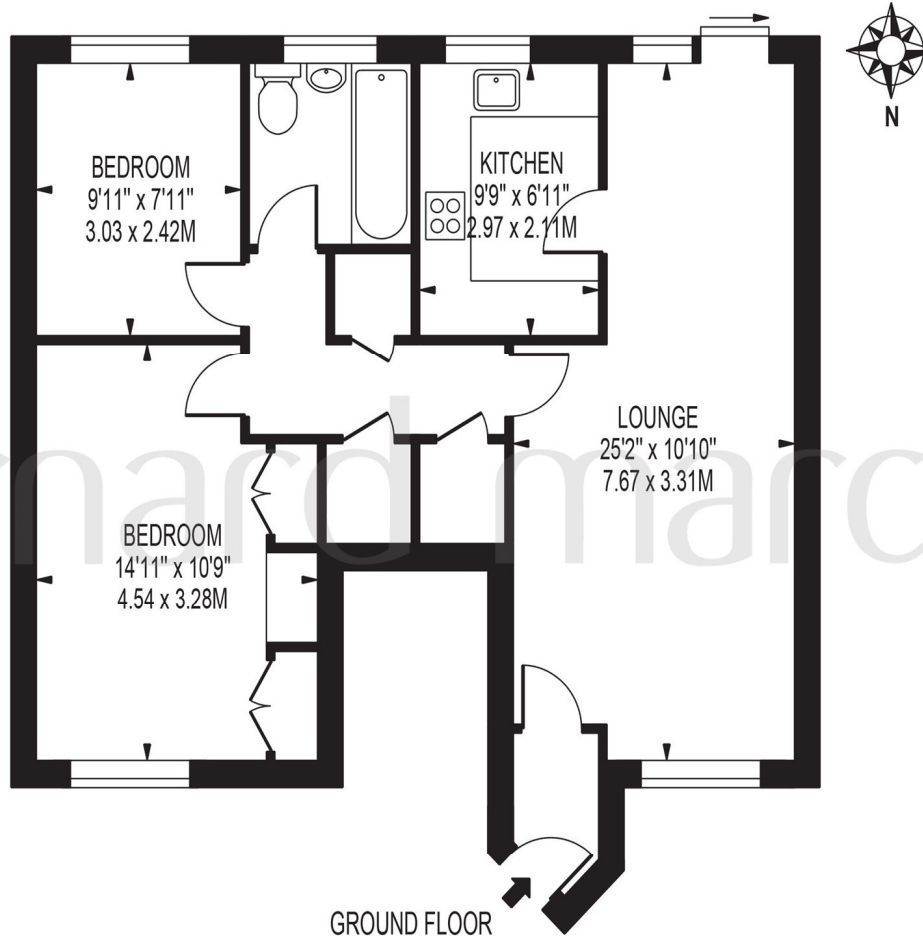
Sylvan Court Haling Park Road, South Croydon

A lovely ground floor purpose built 2 bed maisonette with direct access to landscaped communal gardens with en-block garage to rear.



SYLVAN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 692 SQ FT - 64.25 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A lovely ground floor purpose built 2 bed maisonette with direct access to landscaped communal gardens with en-block garage to rear. The property is located on ever popular Haling Park Road screened by a in and out entrance and within close proximity of South Croydon train station, bus routes and the boutique shops, bars, and restaurants of South End. The property has own front door leading to entrance hall, large reception/diner, kitchen, bathroom, 2 beds, double glazing, gas central heating, share of freehold, parking (not allocated) and part of a small bespoke development which is Sylvan Court. The property is offered to the open market with no upward chain.

welcome to

Sylvan Court Haling Park Road, South Croydon

- Ground floor flat
- En-block garage
- Close to stations
- Good transport links
- Close to shops, bars and restaurants

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2379.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109436



Property Ref:
SCS109436 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



barnardmarcus.co.uk